

TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE



FISCAL MEMORANDUM

HB 29 – SB 67

March 17, 2015

SUMMARY OF ORIGINAL BILL: Permits landlords of residential property, located in counties not governed by the Uniform Residential Landlord and Tenant Act, to provide three days' notice of termination of tenancy to evict a residential tenant that willfully commits a violent act, engages in any drug-related activity, or behaves in an unsafe and threatening manner to other tenants, the landlord, the landlord's representatives, or other persons on the premises.

FISCAL IMPACT OF ORIGINAL BILL:

NOT SIGNIFICANT

SUMMARY OF AMENDMENT (004031): Exempts tenants who are mentally or physically disabled from the three-day rule proposed in the original bill for termination of tenancy.

FISCAL IMPACT OF BILL WITH PROPOSED AMENDMENT:

Unchanged from the original fiscal note.

Assumptions for the bill as amended:

- Current law permits landlords of certain housing authorities to provide three days' notice of termination of tenancy to evict a tenant that willfully commits a violent act, engages in any drug-related activity, or behaves in an unsafe and threatening manner to other tenants, the landlord, the landlord's representatives, or other persons on the premises.
- This bill effectively provides landlords of residential property located in counties not governed by the Uniform Residential Landlord and Tenant Act the same authorization regarding eviction notices currently permitted to landlords of certain housing authorities.
- The following counties are governed by the Uniform Residential Landlord and Tenant Act, and therefore, the provisions of this bill do not apply: Anderson, Blount, Bradley, Davidson, Hamilton, Knox, Madison, Maury, Montgomery, Rutherford, Sevier, Shelby, Sullivan, Sumner, Washington, Williamson, and Wilson.
- The County Technical Assistance Service (CTAS) and the Municipal Technical Advisory Service (MTAS) report that the bill will not result in any significant fiscal impact to local government.

- There will not be a sufficient number of additional court cases for state or local government to experience any significant increase in revenue or expenditures.
- Any other impact as a result of this bill will be borne by private parties.

IMPACT TO COMMERCE WITH PROPOSED AMENDMENT:

Unchanged from the original fiscal note.

Assumptions for the bill as amended:

- Based on information provided by the Department of Commerce and Insurance, any impact to commerce as a result of this bill is estimated to be not significant.

CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.



Jeffrey L. Spalding, Executive Director

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